

Affordable Housing

Monday, May 26, 2025 12:14 PM

Data Analysis

<https://github.com/ccao-data/model-res-avm>

<https://github.com/ccao-data/model-condo-avm>

ML Pipeline?

Big Picture?

Assumptions:

- Does the next rounds have the same structure?
- Can I have more data like previous years?
- Is there a reason for the way they categorised the projects?

Getting the data:

- problem is that different rounds and years have different column names and categorical types
 - Identify which columns are the problematic ones. Try to understand their meaning (call them up? Refer to the application form?)
- how do I collate them into a single dataset? In a way that is not manual labelling hopefully
- Are there other data that we need to consider like the round allocation amounts per group?

Construction type!!

II. APPLICATION - SECTION 5: PROJECT INFORMATION			
A.	Type of Credit Requested		
	New Construction	N/A	Will demolition of an existing structure be involved?
	Adaptive Reuse	N/A	If demolition of housing units, how many units demolished?
	Rehabilitation-Only	N/A	Will relocation of existing tenants be involved?
	Acquisition & Rehabilitation	N/A	

Housing Types

TAB 4 Housing Type

Housing Type -Additional Threshold Requirements

(Part II - Application - Section 2 - E)

Reg. § 10322(h).and 10325(g)

(select one)

Large Family Projects

Provide evidence of eligibility and complete:

Attachments - Exhibit A: Housing Type tab, Large Family section

(select one)

Senior Projects

Provide evidence of eligibility and complete:

Attachments - Exhibit A: Housing Type tab, Senior section

(select one)

Special Needs Projects

Provide evidence of eligibility and complete:

Attachments - Exhibit A: Housing Type tab, Special Needs section

(select one)

At-Risk Projects

Provide evidence of eligibility and complete:

Attachments - Exhibit A: Housing Type tab, At-Risk section

(select one)

At-Risk Projects

Provide evidence of eligibility and complete:

Attachments - Exhibit A: Housing Type tab, At-Risk section

(select one)

SRO Projects

Provide evidence of eligibility and complete:

Attachments - Exhibit A: Housing Type tab, SRO section

(select one)

Mixed Housing Type

An applicant proposing a project to include senior housing in combination with non-senior housing shall provide a third party legal opinion stating that the project complies with fair housing law. Reg. § 10322(h)(34).

[Exhibit-A-for-2025-4-1.xlsm](#)

There is primary and secondary housing type

CDLAC Pools & New Construction Set Aside & BIPOC

Pool and Set-Aside Recommendation of 2025 State Debt Ceiling								
2025 State Ceiling Unallocated Carryforward	\$5,126,064,190 \$17,685,062 \$5,143,749,252	QRRP \$4,786,064,190 \$17,685,062 \$4,803,749,252 93%	Single Family Housing \$0 \$0 \$0 0%				Non-Housing \$340,000,000 \$0 \$340,000,000 7%	
Qualified Residential Rental Projects (QRRP)		ANNUAL 100%	ROUND 1 30%	ROUND 1 ACTUAL	ROUND 2 35%	ROUND 2 AVAILABLE	ROUND 3 35%	
NON-GEOGRAPHIC POOLS	58.0%	\$2,786,174,566						
BIPOC	5%	\$139,308,728	\$41,792,618	\$39,172,547	\$48,758,055	\$51,378,126	\$48,758,055	
Preservation	13%	\$356,352,370	\$178,176,185	\$172,924,426	\$178,176,185	\$183,427,944	\$150	
Other Rehabilitation	5%	\$139,308,728	\$41,792,618	\$40,200,000	\$48,758,055	\$50,350,673	\$48,758,055	
Rural - New Construction	5%	\$139,308,728	\$41,792,618	\$45,458,348	\$48,758,055	\$45,092,325	\$48,758,055	
*Unallocated Preservation Pool state ceiling will be available in Round 3								
New Construction (NC) Set Aside								
Homeless	25%	\$696,543,642	\$208,963,092	\$197,949,086	\$243,790,275	\$242,833,625	\$243,790,275	
ELI/VLI (Average 50% AMI or Below)	30%	\$835,852,370	\$250,755,710	\$255,118,151	\$292,548,330	\$299,199,895	\$292,548,330	
State Funded Mixed Income	17%	\$479,500,000	\$0	\$0	\$479,500,000	\$479,500,000	\$0	

April 22, 2025

Allocation per round distribution is actually pretty consistent, not much changes

TABS 36 CDLAC Housing Pools	New construction?
	Provide documentation of Rural status: evidence that the proposed project is located in an eligible rural area.
	https://www.treasurer.ca.gov/ctcac/rural-status/
	Provide documentation of Preservation Pool status: identify which criterion is applicable to the project, and include all necessary supporting documentation.
	In the Rehabilitation section Attachment 8-B and Attachment 8-C, provide documentation of Other Rehabilitation Pool status: a minimum of \$60,000 in hard costs per unit and at least 60% expended on immediate health and safety improvements, seismic and accessibility improvements and/or the replacement of major systems, as evidenced by the Capital Needs Assessment Report. Include the itemized calculation of how the 60% requirement is met.
	Provide documentation of BIPOC Pool status: a qualifying BIPOC non-profit organization requires having a BIPOC Executive Director/Chief Executive Officer and 51% of the organizations board must be BIPOC.
	If applicable to the set-aside , documentation of Resource Area, including screen shots or similar of both the Opportunity Map area that identifies the project site and the Summary Table project census tract.
	If applying to the ELI/VLI Set-aside under option (i), in addition to providing evidence of

an award made directly by HCD, provide documentation that the income restrictions in this application are at least as restrictive as those for which the applicant received the HCD award.

BIPOC PRE-QUALIFIED (object)

- * **Description:** Indicates whether the project is led by or benefits Black, Indigenous, or People of Color (BIPOC) communities or organizations.
- * **Purpose:** Tracks projects meeting diversity or equity criteria.
- * **Sample Data:** Not shown in sample.
- * **Missing Values:** 88 missing (suggests this is a new or optional criterion).

Most projects are not BIPOC

2025 R1

CDLAC POOL	NEW CONSTRUCTION SET ASIDE	BIPOC PRE- QUALIFIED
New Construction	N/A	Yes
Preservation	N/A	N/A
New Construction	N/A	N/A
New Construction	N/A	N/A
New Construction	N/A	N/A
New Construction	N/A	N/A
New Construction	N/A	N/A
New Construction	N/A	N/A
New Construction	N/A	N/A
Other Rehabilitation	N/A	N/A
New Construction	Homeless, ELI/VLI	N/A
New Construction	N/A	N/A
Rural	N/A	N/A
Other Rehabilitation	N/A	N/A
Other Rehabilitation	N/A	N/A
New Construction	N/A	N/A
New Construction	ELI/VLI	N/A
New Construction	N/A	N/A
Rural	N/A	N/A
New Construction	ELI/VLI	N/A
Preservation	N/A	N/A
New Construction	N/A	N/A
New Construction	N/A	N/A
New Construction	Homeless, ELI/VLI	N/A

2024 R2

CDLAC Pool	BIPOC Pool Requested	New Construction Set Asides	
New Construction	No	ELI/VLI	Ce
New Construction	No	Homeless, ELI/VLI	Ce
New Construction	No	N/A	So
New Construction	No	N/A	Ce
New Construction	No	Homeless, ELI/VLI	Inl
New Construction	No	ELI/VLI	Ce
New Construction	Yes	ELI/VLI	Nc
New Construction	No	ELI/VLI	Ea
New Construction	No	N/A	Ci
New Construction	No	N/A	Ci
New Construction	No	N/A	Ci
New Construction	No	N/A	Ci
New Construction	No	N/A	Ci
Other Rehabilitation	No	N/A	Sa
Other Rehabilitation	No	N/A	Ba
Rural	No	N/A	Ce
Other Rehabilitation	No	N/A	Inl
New Construction	No	ELI/VLI	So
New Construction	No	ELI/VLI	Sa
New Construction	Yes	ELI/VLI	Ci
Other Rehabilitation	No	N/A	Ce
New Construction	No	ELI/VLI	Sa
New Construction	No	Homeless, ELI/VLI	Ea

2024 R1

CDLAC NON-GEOPGRAPHIC POOL	NEW CONSTRUCTION SET ASIDE	SECONDARY NEW CONSTRUCTION SET ASIDE IF APPLICABLE	
Other Rehabilitation	N/A	N/A	Sar
New Construction	Homeless	ELI/VLI	Sou
New Construction	N/A	N/A	Cer
New Construction	Homeless	ELI/VLI	Eas
New Construction	ELI/VLI	N/A	Nor
New Construction	Homeless	ELI/VLI	City
New Construction	ELI/VLI	N/A	Cer
New Construction	ELI/VLI	N/A	Cer
New Construction	ELI/VLI	N/A	Bali
New Construction	Homeless	ELI/VLI	Inla
New Construction	ELI/VLI	N/A	Nor
New Construction	MIP	N/A	Inla
New Construction	Homeless	ELI/VLI	City
New Construction	MIP	N/A	Bali
BIPOC	Homeless	ELI/VLI	Cer
New Construction	Homeless	ELI/VLI	Bali
New Construction	Homeless	ELI/VLI	Nor
New Construction	N/A	N/A	Nor
New Construction	N/A	N/A	Nor
New Construction	MIP	N/A	Eas
New Construction	N/A	N/A	Sar
New Construction	ELI/VLI	N/A	Eas
New Construction	MIP	N/A	Sou
New Construction	MIP	N/A	Sou
New Construction	MIP	N/A	Sar
Other Rehabilitation	N/A	N/A	Sar
New Construction	Homeless	ELI/VLI	Inla
BIPOC	N/A	N/A	Sar

2023 R1

CDLAC NON-GEOGRAPHIC POOL	NEW CONSTRUCTION SET ASIDES	SECONDARY NEW CONSTRUCTION SET ASIDE IF APPLICABLE	
3 New Construction	Homeless	ELI/VLI	C
5 Rural	N/A	N/A	Li
3 New Construction	ELI/VLI	N/A	N
2 New Construction	N/A	N/A	C
7 New Construction	N/A	N/A	C
4 New Construction	N/A	N/A	N
3 New Construction	Homeless	N/A	N
3 Preservation	N/A	N/A	C
3 New Construction	Homeless	ELI/VLI	N
2 Rural	N/A	N/A	N
3 New Construction	N/A	N/A	Li
4 Rural	N/A	N/A	N
7 Rural	N/A	N/A	N
3 New Construction	N/A	N/A	Li
3 New Construction	N/A	N/A	E
3 Rural	N/A	N/A	N
1 New Construction	N/A	N/A	E
2 New Construction	Homeless	ELI/VLI	E
3 New Construction	ELI/VLI	N/A	E
3 New Construction	N/A	N/A	E
7 BIPOC/Preservation	N/A	N/A	N
3 New Construction	N/A	N/A	C
3 Other Rehabilitation	N/A	N/A	C
3 New Construction	N/A	N/A	E
2 New Construction	ELI/VLI	N/A	E

New Construction Set Aside can be split into primary and secondary feature columns
CDLAC Pool, combine the BIPOC Pool requested column into this feature.

- Total of 5 possible pools; BIPOC, Preservation, Other Rehabilitation, Rural, New Construction.

CDLAC Region - clean up the similar names over the years

- ☒ (Select All)
- ☒ Balance of LA County
- ☒ Balance of Los Angeles County
- ☒ Bay Area
- ☒ Bay Area (Alameda, Contra Costa, Maricopa)
- ☒ City of LA
- ☒ City of Los Angeles
- ☒ Coastal

Sometimes allocations of the pools are kinda random.

This case in 2024, the allocation for MIP was insanely high in round 1, using up the entire round 2 budget in round 1

Total Projects (QRRP)		ANNUAL 100%	ROUND 1 51.00%	ROUND 1 ACTUAL	ROUND 2 49.00%	ROUND 2 AVAILABLE
	56.5%	\$2,859,211,732				
Preservation	5%	\$142,960,587	\$72,909,899	\$68,809,713	\$70,050,688	\$74,150,874
Rehabilitation	9%	\$257,329,056	\$131,237,819	\$136,607,195	\$126,091,237	\$120,721,861
New Construction	6%	\$171,552,704	\$87,491,879	\$85,667,893	\$84,060,825	\$85,884,811
New Construction	5%	\$142,960,587	\$72,909,899	\$73,536,111	\$70,050,688	\$69,424,476
Construction (NC) Set Aside						
Homeless	25%	\$714,802,933	\$364,549,496	\$365,290,864	\$350,253,437	\$349,512,069
ELI/VLI (Average 50% AMI or Below)	30%	\$857,763,520	\$437,459,395	\$437,787,114	\$420,304,125	\$427,073,527
State Funded Mixed Income	20%	\$571,842,346	\$571,842,346	\$516,961,466	\$0	\$54,880,880

Another case in 2025, the allocation for MIP in round 1 is zero because there are no applicants in this category

Total Rental Projects (QRRP)		ANNUAL 100%	ROUND 1 30%	ROUND 1 ACTUAL	ROUND 2 35%
	58.0%	\$2,786,174,566			
BIPOC	5%	\$139,308,728	\$41,792,618	\$39,172,547	\$48,758,055
Preservation	13%	\$356,352,370	\$178,176,185	\$172,924,426	\$178,176,185
Other Rehabilitation	5%	\$139,308,728	\$41,792,618	\$40,200,000	\$48,758,055
Rural - New Construction	5%	\$139,308,728	\$41,792,618	\$45,458,348	\$48,758,055
New Construction (NC) Set Aside					
Homeless	25%	\$696,543,642	\$208,963,092	\$197,949,086	\$243,790,275
ELI/VLI (Average 50% AMI or Below)	30%	\$835,852,370	\$250,755,710	\$255,118,151	\$292,548,330
State Funded Mixed Income	17%	\$479,500,000	\$0	\$0	\$479,500,000

*Unallocated Preservation Pool state ceiling will be available in Round 3

Other examples

Qualified Residential Rental Projects (QRRP)		ANNUAL 100%	ROUND 1 ACTUAL	ROUND 2 ACTUAL	ROUND 3 AVAILABLE
NON-GEOGRAPHIC POOLS		56%	\$2,732,086,089		
BIPOC	5%	\$136,604,304	\$39,965,421	\$10,689,010	\$104,444,571
Preservation	10%	\$273,208,609	\$25,688,103	\$94,088,170	\$158,004,836
Other Rehabilitation	5%	\$136,604,304	\$43,973,224	\$60,468,761	\$32,162,319
Rural - New Construction	5%	\$136,604,304	\$43,876,712	\$0	\$92,727,592
New Construction (NC) Set Aside					
Homeless	25%	\$683,021,522	\$231,894,863	\$246,400,190	\$204,726,469
ELI/VLI (Average 50% AMI or Below)	30%	\$819,625,827	\$261,194,337	\$183,585,312	\$374,846,178
State Funded Mixed Income	20%	\$546,417,218	\$0	\$520,096,710	\$26,320,508
NEW CONSTRUCTION GEOGRAPHIC APPORTIONMENTS		40%	\$1,951,490,064		
Coastal Region	21%	\$409,812,913	\$136,713,538	\$30,000,000	\$243,099,375
City of Los Angeles	17%	\$331,753,311	\$91,600,000	\$0	\$240,153,311
Balance of LA County	16%	\$312,238,410	\$23,300,000	\$0	\$288,938,410
Bay Area Region	21%	\$409,812,913	\$142,797,000	\$132,361,103	\$134,654,810
Inland Region	16%	\$312,238,410	\$54,500,000	\$0	\$257,738,410
Northern Region	9%	\$175,634,106	\$57,698,319	\$63,000,000	\$54,935,787